

# \$389,900 - 3415, 6118 80 Avenue Ne, Calgary

MLS® #A2152386

## \$389,900

3 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

First time home buyers and investors, Welcome to this 3 Bedroom 2 bathroom unit located in Saddleridge community across from shopping plaza, with quick access to the saddletowne c-train station, fitness center, shopping stores , all major banks and a high school. The unit has an open layout floor plan with spacious bedrooms. The Master bedroom has a great size window for sunlight and an en-suite 4 pc bathroom for all your needs. The other 2 bedrooms are also very good sized to accommodate your family or an office. The kitchen boasts undermount dual sinks, stainless appliances, white ceramic backsplash and to the ceiling height cabinets. Making it perfect for displaying your cooking skills. The unit features a huge balcony with panoramic views of the city and mountains. A heated underground parking spot is also included with the unit. Call your favorite Realtor to book a Showing Today !

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2152386  |
| Price          | \$389,900 |
| Sold Price     | \$378,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 810       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2018          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3415, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0S6                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                |
| Heating           | Baseboard, Central, Natural Gas                                                                                                                |
| Cooling           | None                                                                                                                                           |
| # of Stories      | 4                                                                                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | July 24th, 2024      |
| Date Sold      | September 26th, 2024 |
| Days on Market | 64                   |

|          |                 |
|----------|-----------------|
| Zoning   | DC (pre 1P2007) |
| HOA Fees | 0.00            |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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